

Planning Advisory Group: report to Walberswick Parish Council

DC/25/3719/FUL

Removal of existing CO-OP branded signage and refurbishment of primary facade to include timber cladding to improve the visual impact of the existing building and to make it more in keeping with the local context. Proposal to include small porch over entrance. Application also seeks approval for demolition of planters and half height walls to make the shop more accessible and open to the street scene. Building use to be retained as existing.

The Tuck Shop, The Street, Walberswick, Southwold, Suffolk, IP18 6UH

24.10.25

1. Opinion

In the opinion of the PAG this application can be **approved**.

2. Description

The application proposes alterations to the Tuck Shop. Principally the removal of the previous CO-OP branding and the construction of a full width front canopy / extension. There would be new timber cladding to the shop front. The existing concrete planters are proposed for removal, giving a more open aspect.

The Tuck Shop sits within the Conservation Area.

3. Comment

The Tuck Shop is a prominent building in the street scene at this section of The Street, within the Walberswick Conservation Area. Commercial premises in a Conservation Area have permitted development rights removed, so the proposed work would have required planning consent prior to the recent Article 4 Direction which now covers parts of the Conservation Area.

The planning application was submitted on 29 September, yet the works proposed were undertaken, and the new frontage etc installed, for opening on the 9 October. However, the deadline date for the determination of the application is 24 November. The design has not been fully implemented as proposed in the application plans given that the concrete planters are still in place and the scheme as built incorporates them. It will be for East Suffolk Council to consider the implications of undertaking works in advance of permission being granted.

As a commercial rather than residential property it is busy much of the time with the outside display of items and the coming and going of customers giving vibrancy to the place. The benches also provide a 'community space' for customers and passers-by. It encourages some degree of sustainability, offering a local walkable

shopping solution rather than having to use a car to get to more distant shops. In short it is a valuable facility for the whole village.

The current corporate livery from the CO-OP is / was a necessary element for the owners of the shop. The proposed re-design is perhaps more bespoke to a sensitive Conservation Area location. The use of wood for the cladding and front porch extension is appropriate. It will enable more goods to be on display which is also appropriate to the use and the needs of the village.

Local Plan Policy SCLP 11.5 Conservation Areas is relevant to this proposal. It can be said to at least preserve the appearance of the Conservation Area (above what was previously in its place); it is appropriate in design and materials. It meets the relevant policy requirements. It is adjacent to Westons which is noted as a building of local importance in the CA Appraisal. It does not cause any problems in this regard.

4. Summary

Having the scheme implemented and the shop in operation proves useful in establishing that it is an appropriate fit in terms of design, and adds vibrancy to the street scene.